

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

June 2, 2015

Willowbrook Community Garden

The lack of green space in Los Angeles County must be addressed through creative initiatives. The Los Angeles Neighborhood Land Trust (LANLT) has proposed a partnership with the County of Los Angeles (County) to develop a 8,000 square foot vacant parcel located at 11754 Holmes Avenue (Property) in the unincorporated Willowbrook community into a community garden (Community Garden). The LANLT has received a grant from First 5 LA to construct the Community Garden, and has identified ongoing funds to operate and manage it.

The Property was originally purchased with tax increment dollars by the Community Development Commission (Commission), which previously acted as the redevelopment agency of the County of Los Angeles. Following the dissolution of redevelopment agencies (Dissolution), the Successor Agency (Agency) of the County obtained approval of its Long Range Property Management Plan (LRPMP) from the California Department of Finance (DOF). The LRPMP allows for the County to retain the Property, subject to the compensation to the other taxing entities.

Consistent with Dissolution laws, and in order to clean the chain of title, the Property should be quitclaimed by the Commission to the County. Once the County takes title to the Property, it may enter into a gratis lease agreement with the LANLT to allow the LANLT to enter the Property, construct improvements and commence operation of the Community Garden while the County completes the process of compensating the necessary taxing

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MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

June 2, 2015

PAGE 2

entities pursuant to Dissolution laws. Once the taxing entities are paid, the County will quitclaim the Property to the LANLT in fee and the LANLT will become the sole owner and operator of the Community Garden. A reversionary clause will be included in the quitclaim deed from the County to the LANLT, whereby the Property will revert back to the County in the event the LANLT discontinues operating the Community Garden for the benefit of the local residents.

I THEREFORE MOVE THAT THE BOARD OF SUPERVISORS, ACTING AS THE COMMISSIONERS OF THE COMMUNITY DEVELOPMENT COMMISSION:

1. Authorize the Community Development Commission's Executive Director, or his designee, to transfer the Property located at 11754 Holmes Avenue in the unincorporated Willowbrook community to the County of Los Angeles pursuant to a quitclaim deed;

I FURTHER MOVE THAT THE BOARD OF SUPERVISORS:

1. Authorize the Director of Real Estate, or his designee, to accept the quitclaim deed from the Community Development Commission for the Property on behalf of the Interim Chief Executive Officer pursuant to Section 2.08.168;
2. Pursuant to Government Code Section 26227, find that the Property is not needed for County purposes and is therefore deemed surplus property;
3. Find that the issuance of a one-year gratis lease and subsequent transfer of the Property to the Los Angeles Neighborhood Land Trust (LANLT) are categorically exempt from the California Environmental Quality Act (CEQA) according to Sections 15303(e), 15304 (a) (b) and 15312 of the State CEQA Guidelines and Classes 3(b), 4(a) (c) and 12 of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G, because the project provides for transfer of surplus property

MOTION BY SUPERVISOR MARK RIDLEY-THOMAS

June 2, 2015

PAGE 3

and for installation of small new structures, minor alterations to land, and new landscaping.

4. Pursuant to Government Code Section 26227, find that community garden programs and services provided to the local residents by the LANLT serve a social and public need that benefits the County and its residents;
5. Direct and authorize the Interim Chief Executive Officer or her designee to negotiate lease terms with the LANLT and to execute a one-year gratis lease pursuant to Government Code Section 26227, in form similar to the attachment as approved by County Counsel;
6. Instruct the Interim Chief Executive Officer and the Auditor-Controller to comply with Dissolution laws and appropriately compensate the affected taxing entities for the disposition of the Property with Second District Capital Improvement Funds appropriated in Capital Project #70014 for the Willowbrook Acquisition – Holmes Avenue;
7. Authorize the Interim Chief Executive Officer, or her designee, to transfer the fee simple estate for the Property to the LANLT in exchange for and upon completion of community garden improvements at the LANLT's sole expense, and subject to reversion to the County if the LANLT discontinues operation of the Willowbrook Community Garden for the benefit of the local residents.

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